

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND
SPECIFICATIONS
AUTHORIZATION FOR CONVEYANCE
DISPOSITION PARCEL R-4
SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92 hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or nation origin; and

WHEREAS, the Boston Redevelopment Authority has determined that the proposal as submitted conforms to the South Cove Urban Renewal Plan, as amended;

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Quincy Tower Associates, be and hereby is designated as Redeveloper of Parcel R-4, in the South Cove Urban Renewal Area.
2. That the Boston Redevelopment Authority hereby determines that the final Working Drawings and Specifications submitted by Quincy Tower Associates, for Disposition Parcel R-4, and in the South Cove Urban Renewal Area conform in all respects to the official Urban Renewal Plan, as amended, for the Project Area, and that said final Working Drawings and Specifications are hereby approved.
3. That it is hereby determined that Quincy Tower Associates possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to environment.

5. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-4, to Quincy Tower Associates, said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended including information with respect to the "Redeveloper's Statement for Public Disclosure".

PARCELS R-4 / P-13 - SOUTH COVE



January 23, 1975

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
FINAL DESIGNATION OF DEVELOPER - PARCEL R-4
SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

SUMMARY: This Memorandum requests that Quincy Tower Associates be finally designated developer of Parcel R-4 in the South Cove Urban Renewal Area, and that the final Drawings and Specifications be approved, and further that the Authority authorize the conveyance of this Parcel to Quincy Tower Associates

Disposition Parcel R-4 in the South Cove Urban Renewal Area contains some 10,142 sq. ft. The Proposal submitted by Quincy Tower Associates, which calls for the construction of 163 units of Elderly Housing, has already been approved by the Authority as a Chapter 121A, Urban Redevelopment Corporation Project.

This approval was granted November 25, 1974, and Quincy Tower Associates was tentatively designated developer on June 8, 1973.

The Project, whose total cost has been set at \$5,165,000.00 has received approval from MHFA for 90% mortgage financing under the Section 236 Program.

The final Working Drawings have been submitted by Jung-Brannen Associates, and approved by the Authority's Urban Design Department.

A request has been made to the Department of Housing and Urban Redevelopment for a price for the parcel and it is expected within two weeks. A closing to be held simultaneously with the MHFA closing is expected in mid-February.

It is therefore recommended that Quincy Tower Associates be finally designated as Redeveloper of Parcel R-4 in the South Cove Urban Renewal Area, that the final Working Drawings be approved, and that the conveyance of this Parcel to Quincy Tower Associates be authorized.

An appropriate Resolution is attached.

Attachment

